

Planned Development Application – 1580 S 900 W, 1600 S 900 W, 1610 S 900 W, 1620 S 900 W, 1581 S 1000 W, 1587 S 1000 W and 1593 S 1000 W, Salt Lake City, UT 84104

1. Project Description

TAG 900 W will be a development of 71 townhome style condos built on 7 CB zoned parcels that comprise 2.59 acres. The site currently has 1 single-family residence that is being used as a rental. The rest of the parcels are large areas of open space located behind a strip of commercial uses on 1700 S. The proposed development will contain open space and other amenities for future residents. The parcels that will comprise the development will provide a pedestrian mid-block connection between 900 W and 1000 W. The location of the parcels in the Regional Commercial Node at 1700 S and 900 W, as well as an area that is indicated for Neighborhood on the Future Land Uses Map, makes this a suitable location for the density of the proposed development. Most of the buildings in the development will be accessed via a private drive aisle and will not have frontage on a public right-of-way (21A.36.010.C). Allowing development without public street frontage will better serve to help the city to accomplish goals outlined in Plan Salt Lake, Building SLC: A 5 Year Housing Plan and the Westside Master Plan than a strict application of the code.

2. Planned Development Information

a. Demonstrate how your project meets the purpose and objectives of a planned development as stated in 21A.55.010 of the Planned Development Ordinance: The proposed planned development meets the purpose and objectives of planned developments outlined in the city code 21A.55.010. Specifically, in subsections C.2., D.1. and F the ordinance specifies that planned developments can qualify by providing housing types not common in the existing area, creating interior block connections that improve connectivity and aligning with city master plan implementation. The proposed development does all three.

City code 21A.55.010 subsection C.2., provides qualification for planned developments if the proposed development helps to achieve the City's housing goals and policies. Specifically, subsection C.2. calls out developments that will provide housing types not common in the area that match the scale of existing neighborhoods. TAG 900 W will achieve the provisions of this portion of the purpose statement by providing a "missing middle" style townhome in an area that is largely dominated by single family housing and more traditional condos/townhomes. Moreover, plans for the site will be of a scale and intensity that are appropriate for the area. The location of the project in a Regional Commercial Node supports the density, but this density will be achieved without development at a scale that will overshadow or burden single-family neighbors.

City code 21A.55.010 subsection D.1., provides qualification for planned developments that improve mobility. Specifically, subsection D.1. creates eligibility for projects that create, "new interior block walkway connections that connect through a block or improve connectivity to transit of the bicycle network". This project will connect 900 W and 1000 W in a manner that will allow pedestrians to forego walking along 1700 S if they desire to do so. When coupled with the city streets Wenco Drive and Riverside Drive TAG 900 W will reduce the time that users approaching the Jordan River Trail from the East need to spend on busy 1700 S. Moreover, the drive aisle will exit on 900 W near an existing 509-line bus stop, folks living to the west of the project between Cannon Ave and 1700 S will be able to access this stop with increased efficiency upon completion of the project.

City code 21A.55.010 subsection F, addresses ways in which a project can help implement an adopted master plan. The proposed project assists in the implementation of several city plans, including Plan Salt Lake, Building SLC: A Five Year Housing Plan and the Westside Master Plan.

Plan Salt Lake, the citywide master plan, has several guiding principles that support a project like the proposed planned development. Within the growth principle initiatives 1, 2, 3, 6 and 8 speak to characteristics of the proposed project. Specifically, the project will be a unique land use for the area that provides infill on underutilized land in an area with the infrastructure and amenities needed to support it. The project will serve to accommodate the City's growing population and the location near the Jordan River Trail and other resources will ensure that it does so while providing access to a healthy lifestyle. In the housing principle initiatives 2, 3, 4 and 5 apply. The proposed project will provide a medium density housing type that is attainable for people at many places in their lives, including those who want reduced maintenance as they age in place. The infrastructure in the area is appropriate for the proposed growth and a moderate density increase would clearly be appropriate given the location in a Regional Commercial Node and the City's housing shortage. Finally, the project will help to attain initiatives 2 and 4 in the transportation and mobility principle. It will do so by offering a mid-block connection which will improve safety and ease for pedestrians attempting to access the recreation node at the Jordan River Trail and 1700 S as well as those attempting to reach a stop for the 509 Bus from the West.

Growing SLC: A 5 Year Housing Plan provides strong support for our project in Goal 1.1.2. which states that the City should, "develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts." The shortage of "missing middle" housing types has long been recognized by the City as a major contributing factor to the housing crisis. TAG 900 W will be a missing middle development that will diversify housing options through the redevelopment of a largely empty patch of land, fulfilling goal stated in Growing SLC.

The Westside Master Plan includes an extensive discussion of development on the entire Westside of Salt Lake City. The major streets near the TAG 900 W project are called out in the Plan as arterials, indicating a high degree of connectivity to the rest of the city. In its discussion of Regional Commercial Nodes, the plan details the range of development possibilities available at these nodes including, "large commercial uses, professional offices and multi-family developments". Developing condo-style townhomes on the site will allow for the expansion of neighborhood housing options, while simultaneously complementing the dense commercial development in the area by providing an attainable housing option. Complementary uses are noted as being important to the redevelopment of Regional Commercial Nodes in the Westside Master Plan. The midblock connection that the planned development will offer allows pedestrians an option to largely avoid 1700 S between 900 W and the Jordan River Trail. The development will feature greater density than surrounding developments while still respecting the single-family neighbors to the North and West. This project will also serve as a buffer between their properties commercial/industrial uses in the area offering a smoother transition than what currently exists in the area. The site will offer residents amenities at nearby nodes including the recreation node at 1700 S and the Jordan River. The availability of a nearby 509 route bus stops will encourage transit utilization, with residents able to reach neighborhood and community nodes as well as Salt Lake Central Station via a bus that runs every 30 minutes

throughout much of the day. This is a step towards achieving the connectivity among nodes as well as the rest of the City discussed in the Master Plan. Additionally, the community node at 1300 S and 900 W is within .5 miles, a distance generally regarded as walkable. Moving forward, redevelopment of the Seven Peaks Water Park will create more recreation opportunities nearby, the planned development will provide additional density when compared to a strict application of the code and will thereby serve to support whatever amenity the City chooses to develop on the site.

b. Demonstrate how your project meets the standards for planned developments as stated in 21A.55.050 of the Planned Development Ordinance:

- a. Planned Development Objective: As outlined above the proposed planned development accomplishes purpose statement objectives described in 21A.55.010 subsections C.2., D.1. and F. A variance to zoning regulations is needed for this planned development because many of the buildings will not have street frontage on a public right-of-way and will therefore have to be accessed from a private road. The proposed variance also complies with the purpose statement provided in 21A.55.010 by encouraging a more efficient use of the land than would be seen under a stricter application of the CB code. Specifically, by allowing the variances requested in this Planned Development application, the City will allow densities closer to those outlined as appropriate in the Westside Master Plan while improving housing options and mobility in the area.
- b. Master Plan Compatibility: The proposed planned development is compatible with the policies of following city plans 1.) Plan Salt Lake 2.) Growing SLC: A 5 Year Housing Plan 3.) The Westside Master Plan. The proposed project provides the opportunity to better utilize what is currently a large open space to provide more housing that the community desperately needs. The developer will be collaborating with a team of architects and engineers to make sure that the project can live up to the goals of the Master Plan and other city planning documents while also minimizing impacts on surrounding property owners.
- c. Design and Compatibility: The design of the proposed development will be compatible with the greater area in which the project will be located. Many of the homes in the surrounding neighborhood are large lots, our development will feature more density, but the intensity of development will be appropriate for the neighborhood. The TAG 900 W project will serve as a buffer between the commercial/industrial uses at the Regional Commercial Node and the residential neighborhood to the north and west of the proposed development.
- d. Landscaping: The property is currently largely un-landscaped. We will bring in new hard surfaces to the property including roads and sidewalks. The developer anticipates landscaping around these features to create a welcoming environment where residents will want to live. Extensive destruction of mature vegetation is not expected as the lot is largely empty. The addition of a new development will necessitate more extensive landscaping than what is currently present on the parcels, and the architectural team will ensure that any new vegetation that is introduced is appropriate and contributes to the sense of place in the planned development. After the sale of project units, landscaping will be maintained using funds collected by the HOA.
- e. Mobility: The development will see the installation of new paved surfaces to provide access to garages and condos. The development will also serve to connect 900 W and 1000 W for pedestrians. The development is close to City arterial roads as well as a stop for the 509 bus. TAG 900 W will provide a more welcoming experience for neighbors to the West seeking to access public transit than the current vacant lots. As demonstrated by site plans TAG 900 W is designed to accommodate emergency services, including fire truck turnarounds. Moreover, the arterials roads at 900 W and 1700 S can handle the traffic of a development this size and therefore the project will not have a significant impact on the traffic of surrounding rights-of-way.
- f. Existing Site Features: The project will entail the demolition of a single-family residence that is currently on the site. It is not anticipated that the planned development will significantly impact the natural or built environment as the site currently sits largely vacant.

- g. Utilities: Existing utilities should provide for the needs of the proposed project with relatively minor alterations. Alterations will not affect the surrounding area and the developer will work closely with Salt Lake City's DRT and utility providers to mitigate any impacts on neighbors.

c. Describe the plan for long term maintenance of all private infrastructure as stated in 21A.55.110 of the Planned Development ordinance: A large amount of private infrastructure will be installed. This includes paved surfaces, community open space, water/sewer lines and townhome-style condos. A Homeowners Association will be established. This entity will be responsible for maintaining the private infrastructure by collecting dues from residents, ideally establishing a healthy reserve to deal with private infrastructure issues as they occur.